

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105	-107	GRAFTON ST, ARLINGTON

OWNERSHIP

Owner 1:	PETERSEN ALLEN/KAPLAN DEBORAH
Owner 2:	MOSKOWITZ MARC A/REBECCA P
Owner 3:	
Street 1:	105 GRAFTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	PETERSEN ALLEN/ETAL -
Owner 2:	KAPLAN DEBORAH -
Street 1:	105 GRAFTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1875, having primarily Vinyl Exterior and 3232 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	660,100	3,300	454,800	1,118,200
Total Card	0.114	660,100	3,300	454,800	1,118,200
Total Parcel	0.114	660,100	3,300	454,800	1,118,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	345.98	/Parcel:	345.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	660,200	3300	4,950.	454,800	1,118,300	1,118,300	Year End Roll	12/18/2019
2019	104	FV	486,700	3300	4,950.	483,200	973,200	973,200	Year End Roll	1/3/2019
2018	104	FV	486,700	3300	4,950.	352,500	842,500	842,500	Year End Roll	12/20/2017
2017	104	FV	396,200	2700	4,950.	307,000	705,900	705,900	Year End Roll	1/3/2017
2016	104	FV	396,200	2700	4,950.	261,500	660,400	660,400	Year End	1/4/2016
2015	104	FV	352,300	2700	4,950.	255,800	610,800	610,800	Year End Roll	12/11/2014
2014	104	FV	352,300	2700	4,950.	210,300	565,300	565,300	Year End Roll	12/16/2013
2013	104	FV	366,800	2700	4,950.	200,100	569,600	569,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSEN ALLEN/	32990-99		4/30/2001	Family	10	No	No		
MIGNANELLI ANTH	32564-103		3/27/2001		510,000	No	No		
SIMPSON TIMOTHY	29005-208		8/24/1998	Family	100	No	No	A	

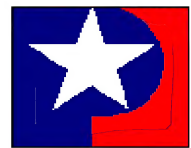
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2020	308	Solar Pa	10,207	C				
2/22/2019	232	Insulate	7,159	C				
7/14/2017	876	Redo Kit	15,833	C				
8/7/2013	1189	Manual	12,281	C				
8/5/2013	1184	Manual	12,821	C				
9/14/2011	1119	Porch	4,000					repair front porch
4/2/2004	213	Redo Bat	12,800	C				remodel second and

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/9/2014	Info Fm Prmt	EMK	Ellen K
1/9/2014	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	189	PATRIOT
2/22/2005	Permit Visit	BR	B Rossignol
6/15/2001	MLS	HC	Helen Chinal
10/4/1999	Meas/Inspect	267	PATRIOT
8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	18563
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

